

**STAFFORD COUNTY PLANNING COMMISSION
AGENDA**

**ADMINISTRATION CENTER
BOARD OF SUPERVISORS CHAMBERS
1300 COURTHOUSE ROAD**

**MARCH 7, 2012
6:30 P.M.**

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

ROLL CALL OF MEMBERS AND DETERMINATION OF QUORUM

DECLARATIONS OF DISQUALIFICATION

UNFINISHED BUSINESS

1. [RC1100314; Reclassification - Electrifiers, Inc.](#) - A proposed reclassification from A-1, Agricultural to M-1, Light Industrial Zoning District to allow flex office uses on Assessor's Parcels 44-93B and 44-94, consisting of 6.77 acres. The property is located on the east side of Powell Lane, approximately 2,500 feet south of its intersection with Warrenton Road within the Hartwood Election District. **(Time Limit: May 15, 2012) (History - Deferred at February 15, 2012 to March 7, 2012)**
2. [Amendment to Zoning and Subdivision Ordinance](#) - A proposed Ordinance O12-30 to repeal Stafford County Code, Chapter 22, Article IX, Sections 22-266 through 22-271; entitled "Cluster Subdivisions," Chapter 28, Article V, Sections 28-71 through 28-80; entitled "Residential Cluster Provisions," and Chapter 28, Article V, Table 5.1, entitled "Cluster Option." This amendment is to repeal these sections of the respective ordinances due to inconsistencies with the Virginia Code 15.2-2286.1, A-D. **(Time Limit: May 28, 2012) (History - Deferred at February 15, 2012 to March 7, 2012)**

NEW BUSINESS

3. [VDOT Presentation](#) - Courthouse Road Interchange
4. [Amendment to Zoning Ordinance](#) - Proposed Ordinance O12-02 would amend the Stafford County Code by, among other things, creating new definitions, modifying permitted uses and creating new zoning regulations to establish a Transfer of Development Rights (TDR) program. The purpose of the TDR program is to provide a mechanism by which a property owner can voluntarily transfer residential density from sending areas to receiving areas and/or to a transferee without relation to any particular property through a process intended to permanently conserve agricultural and forestry uses of lands, reduce development densities on those and other lands, and preserve rural open spaces and natural and scenic resources. The TDR program is intended to complement and supplement County land use regulations, resource protection efforts, and open space acquisition programs. The TDR program is also intended to encourage increased densities in two designated receiving areas that can better accommodate this growth. **(Time Limit: June 2012)**

5. [Amendment to the Stafford County Comprehensive Plan \("Plan"\)](#) - A proposal to amend the Plan dated January 17, 2012 in accordance with Virginia Code Section 15.2-2229 regarding Transfer of Development Rights (TDR). The proposed amendment would modify Chapter 3 of the Plan to incorporate amendments to the textual document and adopt a new map entitled Figure 3.8, Transfer of Development Rights Sending and Receiving Areas. The map generally depicts the area south of Aquia Creek, east of the CSX Rail Line and north of Potomac Creek that are designated as Agricultural/Rural and Park on the Plan Land Use Map as a sending area for Transfer of Development Rights and the lands designated as the Brooke Station Urban Development Area and Courthouse Urban Development Area as receiving areas for Transfer of Development Rights. **(Time Limit: June 2012)**

7:30 P.M.

PUBLIC PRESENTATIONS

PUBLIC HEARINGS

None

PLANNING DIRECTOR'S REPORT

- Discussion of Minutes
- UD Zoning District Density

COUNTY ATTORNEY'S REPORT

COMMITTEE REPORTS

- Planning Commission Subcommittee - Cluster Ordinance

CHAIRMAN'S REPORT

- Historical Commission Preservation Awards

OTHER BUSINESS

- TRC Information - March 14, 2012

APPROVAL OF MINUTES

February 1, 2012

ADJOURNMENT